

Article 19 CPA Recommendations Motions:

A – I move that the Town appropriate a sum of **\$1,620,248** for Community Preservation Act purposes as recommended by the Community Preservation Act Committee and that the following amounts (**items 1-14**) be appropriated from Community Preservation Act Funds, Estimated Revenues or Fund Balance as indicated in the following list.

B – I move in terms of the article.

C – I move in terms of the article.



ARTICLE 19. COMMUNITY PRESERVATION ACT COMMITTEE**(Community Preservation Act Committee)**

A. To see if the Town will appropriate a sum of \$1,620,248 for Community Preservation Act Purposes recommended by the Community Preservation Act Committee and that the following items 1–14 be appropriated or reserved from Community Preservation Act Funds as follows, and to authorize the Town to accept or convey property interests where applicable, as required under M.G.L. Chapter 44B, Section 12.

	Project	Appropriation	Source of Appropriation
	AFFORDABLE HOUSING		
1	Amherst Municipal Affordable Housing Trust - Development Funds	\$25,000	
2	Valley Community Development Corporation - Mortgage Subsidy	\$227,248	
3	Amherst Community Connections - Housing Stability for Homeless for 3 Years	\$150,000	
4	Pioneer Valley Habitat - North Pleasant Street	\$90,000	
5	Budget Reserve for Affordable Housing	\$125,000	
	Total Affordable Housing	\$617,248	FY 17 Estimated Revenues
	HISTORIC PRESERVATION		
6	First Congregational Church - Fire Sprinkler System	\$200,000	
7	North Prospect-Lincoln-Sunset Historical District Inventory/Study	\$5,000	
8	Amherst Historical Society - Repairs and Dendrochronology Study	\$24,500	
9	Dickinson Museum Evergreens Fire Suppression System	\$190,000	
10	Amherst Historical Commission - Christopher Thompson Memorial	\$5,000	
11	Historic Preservation - Appraisals, Surveys and Related Studies	\$10,000	
	Total Historic Preservation	\$434,500	FY 17 Estimated Revenues
	OPEN SPACE		
12	Surveys & Appraisals	\$15,000	
	Total Open Space	\$15,000	FY 17 Estimated Revenues
	RECREATION		
13	Groff Park Rehabilitation	\$550,000	
	Total Open Space	\$550,000	FY 17 Available CPA Fund Balance
	ADMINISTRATIVE		
14	CPAC Administrative Expenses	\$3,500	
	Total Administrative	\$3,500	FY 17 Estimated Revenues
	COMMUNITY PRESERVATION ACT PURPOSES		
	Total for Article 19	\$1,620,248	

Community Preservation Act Committee FY17 Recommendations

CPA can be spent on only 4 categories of projects:

- Affordable Housing
- Historic Preservation
- Open Space
- Recreation

Thanks to the voters of Amherst we are a 3% CPA community.

Yearly Funding Cycle A Request for Proposals is posted each October with with an early December deadline. We review proposals, have presentations by applicants in January & February, a Public Hearing and vote in March. In May Town Meeting votes funding, Occasionally we may recommend time sensitive projects in the Fall.



Community Preservation Act Committee FY17 Recommendations

CPA Article 19 for New Projects & Article 10 for CPA Debt Service

\$ 2,092,101 estimated available for FY17 projects

\$ 313,354 in debt service

\$ 1,773,416 in new recommendations

**\$ 2,086,770 Total recommended for 2016 Annual Town
Meeting to consider**

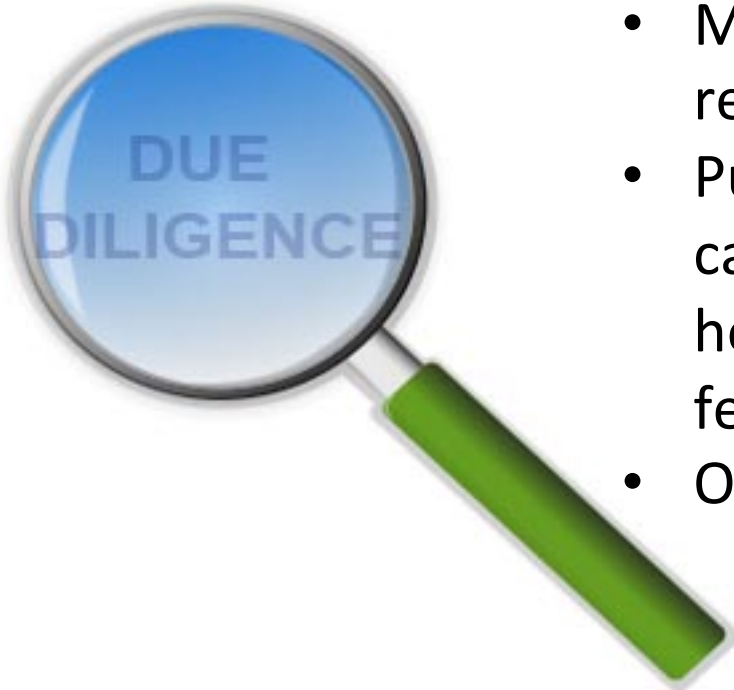
Visit www.amherstma.gov/cpa for more info. Click on FY 17
Proposals in left margin





#1 \$25,000 Development Funds

– Amherst Affordable Housing Trust
CPAC Vote 8 - 0



- Municipal housing trust voted at recent Town Meeting
- Purpose is to provide initial capitalization for affordable housing purchases, complete feasibility assessments
- Original request was for \$150,000



#2 \$227,248 First Time Home Buyer Mortgage Subsidy – Valley Community Development Corporation CPAC Vote 6 - 0 - 2



- Provides 4 \$50,000, 0% interest, 30-year deferred payment loans plus administrative costs
- For low to moderate income households
- Would be counted on the Town's subsidized inventory housing inventory



#3 \$150,000 Housing Stability for 3 Homeless Individuals for 3 Years

– Amherst Community Connections

CPAC Vote 8 - 0



**Amherst
Community
Connections**

Housing is THE Solution to Homelessness

- Provide rental vouchers for 3 chronically homeless people
- Includes personalized supportive housing-related services
- Original request was for \$251,457 for 5 individuals for 3 years



#4 \$90,000 Two Housing Units on North Pleasant St.

– Pioneer Valley Habitat for Humanity
CPAC Vote 8 - 0



- A partnership of 3 non profit organizations in town
- Amherst Community Land Trust purchased the property last year with CPA funds
- North Amherst Community Farm sold the land to pay off mortgage
- Pioneer Valley Habitat uses these funds for construction costs for 2 units
- Labor is provided by volunteers
- Similar to house on Hawthorne property





#5 \$125,000 Affordable Housing Budget Reserve

– Community Preservation Committee

CPAC Vote 8- 0

- These funds are set aside to be used in the future for any permanent affordable housing projects
- Town Meeting will vote on any recommended projects in the future





#6

\$200,000 First Congregational Fire Sprinkler System System – First Congregational Church CPAC Vote 6 – 0 – 2

- Part of a larger renovation project to repair the church building
- Main building is timber-framed and lacks fire walls
- Emily Dickinson's family attended services here
- Important building & artifacts in Amherst's history
- Several community non-religious programs are held in the church building such as AA meetings, Not Bread Alone food program, a preschool, etc.

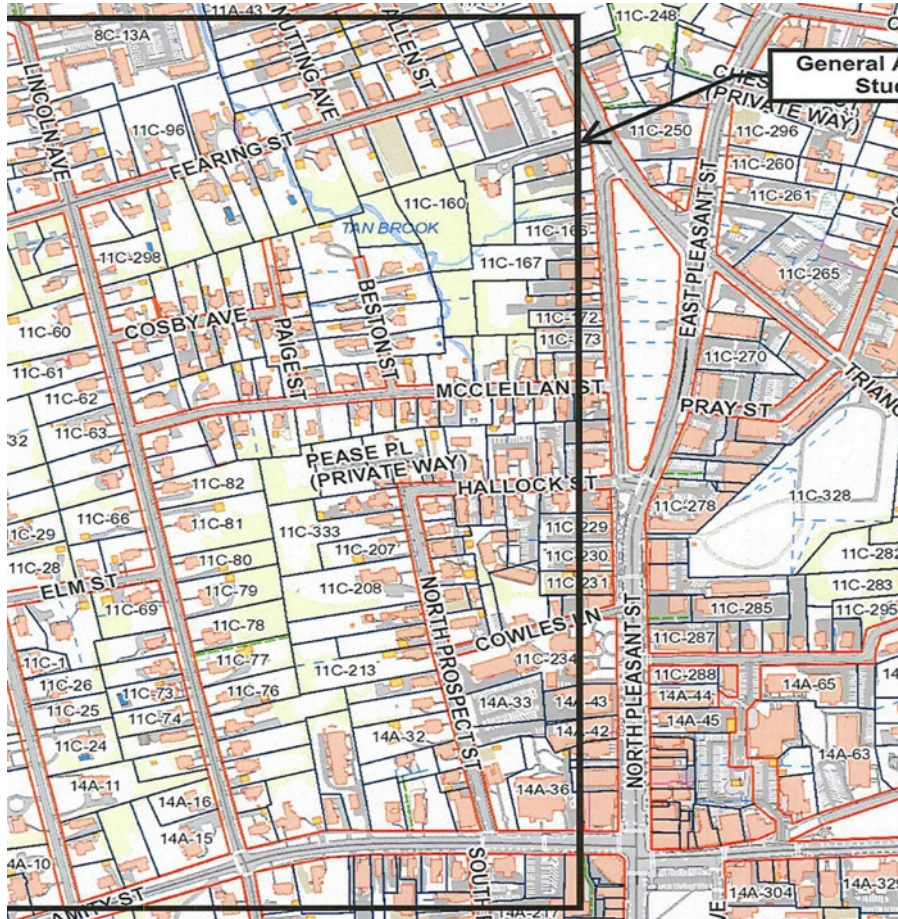




#7 \$5,000 North Prospect-Lincoln-Sunset Historical District Inventory/Study

Town of Amherst Local Historic District Study Com.

CPAC Vote 8- 0



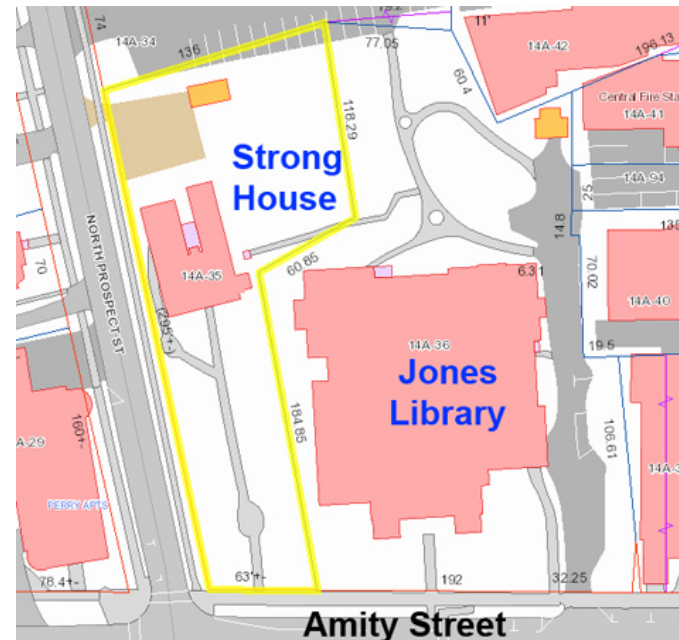
- Hire a consultant to complete documentation and research
- Part of establishing a Local Historic District for this area



#8 \$24,500 Strong House Exterior Repairs

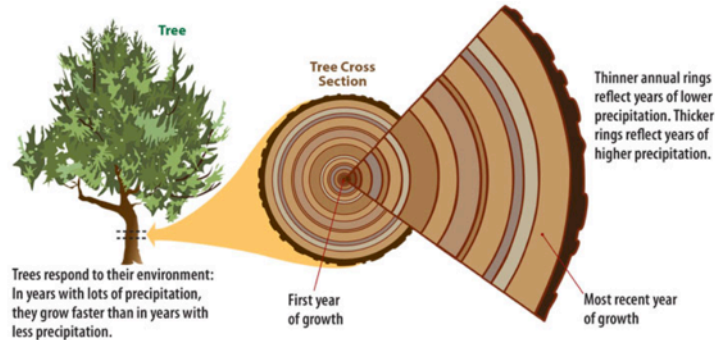
– Amherst Historical Society
CPAC Vote 8- 0

- Make exterior repairs prior to painting
- Painting has already been approved by Town Meeting and will be done after the repairs
- Amount for carpentry repairs - \$20,000

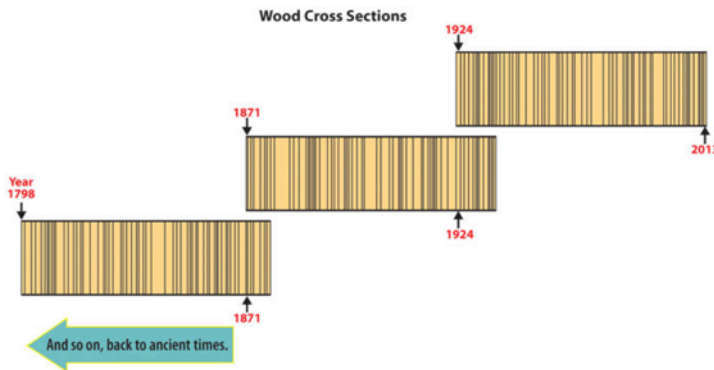




#8 \$24,500 Strong House Dendrochronology Study – Amherst Historical Society CPAC Vote 8- 0



Scientists build tree-ring chronologies by starting with living trees and then finding progressively older specimens—including archaeological wood—whose outer rings overlap with the inner rings of more-recent specimens.



- Dendrochronology Investigation – \$4,500
- Determines age of wood and construction history





#9 **\$190,000 Evergreens Fire Suppression System** – Emily Dickinson Museums CPAC Vote 8- 0



- Part of a larger project to repair and protect the home of Emily Dickinson's brother
- Amherst College will match CPA funds
- Building is next to Emily's house and was the home of her brother Austin
- Important building & artifacts in Amherst's history



#10

\$5,000 Christopher Thompson Memorial

– Amherst Historical Commission

CPAC Vote 7 – 0 – 1



- Christopher Thompson was an African American Civil War soldier from Amherst
- Interpretive stone to identify African American section of West Cemetery



#11 \$10,000 Appraisals, Surveys and Related Studies

– Amherst Historical Commission
CPAC Vote 7 – 0 – 1

- Surveys, appraisals, forensic architectural studies & site specific historical research needed for demolition delays, etc.
- Due diligence required as part of Historical Commission's work





#12 \$15,000 Open Space Surveys & Appraisals

– Town of Amherst, Ziomek
CPAC Vote 8- 0



- Necessary first step in the process of acquiring conservation land and preserving farms
- Town cannot pay more money than an independent appraisal
- Information required for grants





#13 \$550,000 Modernization of Groff Park

– Town of Amherst - Ziomek
CPAC Vote 7 - 0 - 1

Improvements include:

- Construct a new spray park, and pavilion
- Install accessible walkway
- Re-roof existing pavilion
- Improve water and electrical work
- Town will apply for a PARC grant in July 2016 for a new playground
- This work will be done whether or not we get the grant.





#14

\$3,500 Administrative Expenses

– Community Preservation Committee
CPAC Vote 7 – 0

- Dues to Community Preservation Coalition
 - Database of CPA projects
 - Informational resource
 - Visit www.CommunityPreservation.org
- Newspaper Ads for Public Hearings
- Miscellaneous Expenses



**Community
Preservation Coalition**

Preserving our past. Building our future.

Article 19 CPA Recommendations

Thank you for considering these Community
Preservation Act Recommendations!

Amherst CPAC Committee:

Mary Streeter, Chair, At-Large rep

Paris Boice, Vice Chair, ConCom rep

Marilyn Blaustein, At-Large rep

Jim Brissette, LSSE rep

Peter Jessop, Housing rep

Laura Lovett, Historical Com. rep

Jim Oldham, At-Large rep

Pari Riahi, Planning Board rep

Diana Stein, At-Large rep

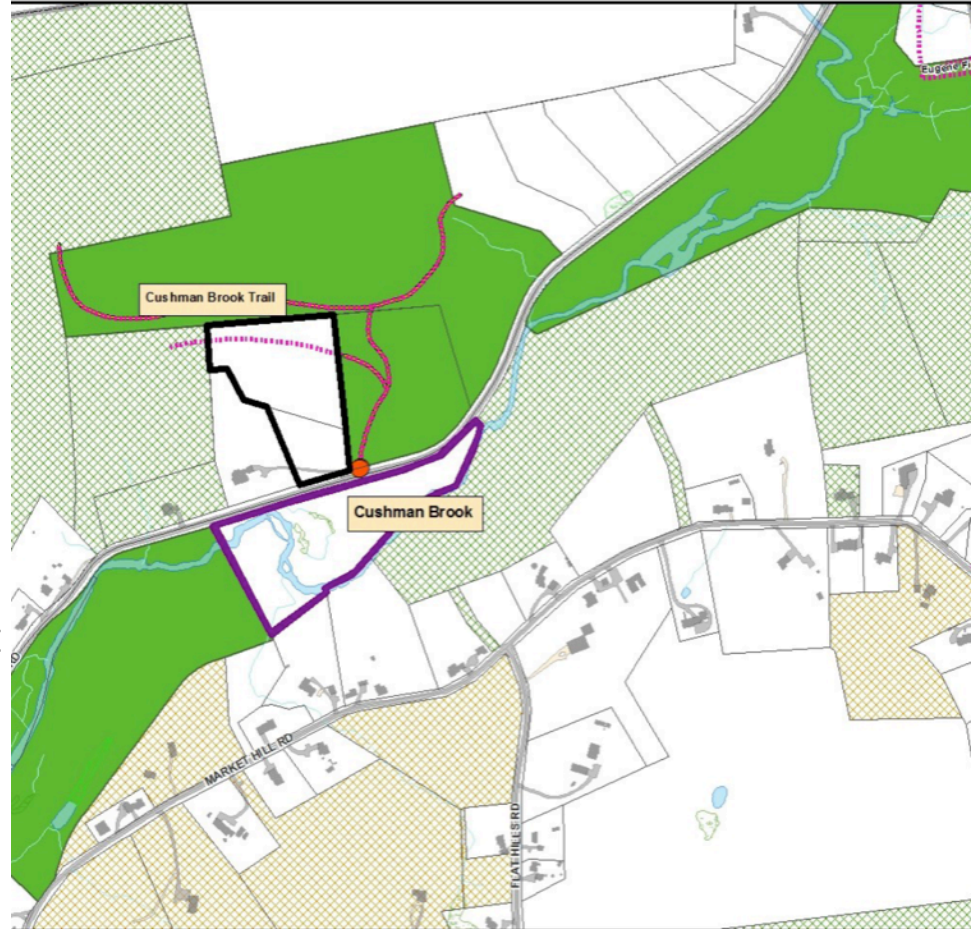




Article 19 B \$84,668 Cushman Brook – Stosz and Stowes Properties Acquisition

– Town of Amherst, Ziomek
CPAC Vote 8- 0

- Purchase 2 parcels on East Leverett Road as conservation land
- 14.3 acres total
- Adjacent to Cushman Brook Corridor of protected land
- Received \$183,557 L.A.N.D. grant in October 2015
- \$84,668 is Amherst's share of cost – approx. 30% match

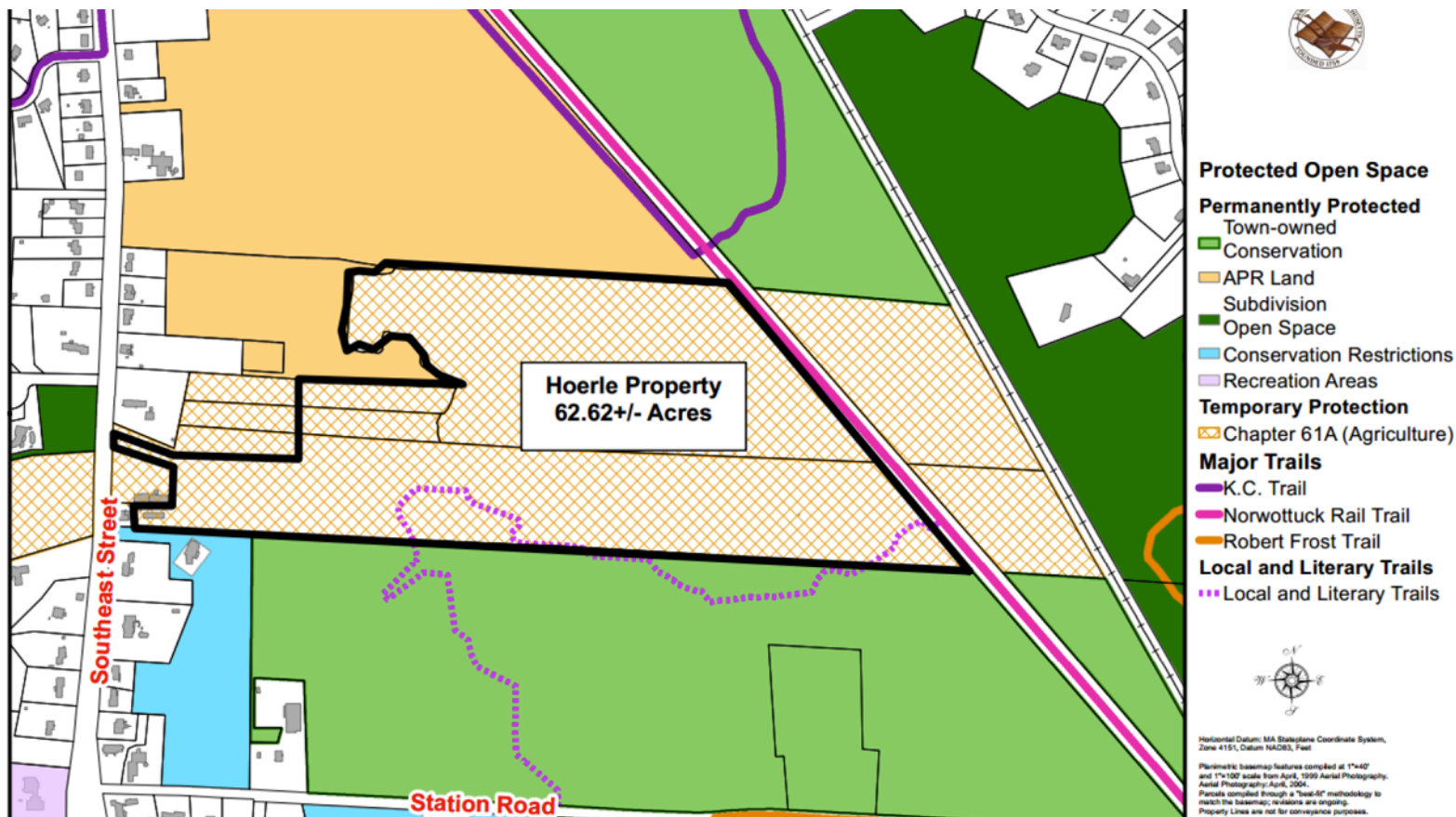




Article 19 C \$68,500 Hoerle Property Agricultural Preservation Restriction

– Town of Amherst CPAC Vote 7- 0

62.62+/- acres at 908 South East St. 10% - 90% APR Grant received



Article 10 Debt Service



\$313,354 Debt Service

\$ 7,080	So East Street Rock Farm	(year 3 of 10)
\$ 12,980	AHA Ann Whalen Apt.	(year 3 of 10)
\$ 25,031	Town Hall Masonry	(year 7 of 10)
\$ 57,063	Hawthorne Property	(year 6 of 10)
	43% Housing (\$24,537)	
	57% Recreation (\$32,526)	
\$ 40,600	AHA 22 units	(year 5 of 10)
\$175,546	Rolling Green 41 Affordable units	(year 2 of 10)